

SUNSET LAKES COMMUNITY

Sunset Lakes is a premier, master-planned gated community in West Miramar, known for its expansive waterfront homes, resort-style amenities, and beautifully maintained surroundings.

Developed primarily in the late 1990s through early 2000s, this highly sought-after neighborhood features a collection of upscale single-family residences set among scenic lakes, lush landscaping, and quiet, tree-lined streets. With a strong sense of community, top-tier amenities, and a prime location near major roadways, Sunset Lakes offers an elevated South Florida lifestyle ideal for families and long-term living.

COMMUNITY AND LIFESTYLE AMENITIES:

- 24-Hour Gated Security – controlled access with guard-gated entry
- Resort-Style Clubhouse – available for events, gatherings, and community use
- Swimming Pool & Spa – large community pool with lounging areas
- Fitness Center – on-site gym with modern equipment
- Tennis, Basketball & Pickleball Courts – multiple sports facilities
- Playgrounds & Kid-Friendly Areas – designed for family living
- Walking Paths & Scenic Lakes – ideal for outdoor activities and relaxation
- Beautifully Maintained Landscaping – enhances curb appeal throughout the community

HOA FEES AND SERVICES:

- HOA Fees - \$310 per Month
- 24-Hour Security & Guard Gate – staffed entrance and community monitoring
- Common Area Maintenance – landscaping, lakes, and shared spaces
- Clubhouse & Amenities Access – pool, gym, and tennis and volleyball courts
- Community Management & Reserves – budgeting, maintenance planning, and upkeep
- Recreational Facilities Maintenance – ongoing care of amenities and common areas

(HOA fees, services, and inclusions should always be verified through official HOA documents or an estoppel letter.)

THINGS TO DO / LIFESTYLE OPTIONS IN THE AREA

- Resort-Style Living – enjoy on-site amenities and community events
- Outdoor Recreation – lakeside walks, sports courts, and green spaces. Boating allowed in lake area, only for boats with electric motor.
- Family-Oriented Environment – safe, gated setting with amenities for all ages
- Home Entertaining – many homes feature pools, lake views, and spacious layouts
- Nearby Shopping & Dining – close to Miramar, Pembroke Pines, and Weston retail hubs
- Convenient Commuting – easy access to I-75, Miramar Parkway, and major routes
- Proximity to Beaches & Airports – reasonable drive to FLL and Miami International Airport
- Top-Rated Schools Nearby – desirable Broward County school zoning